



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD13-14
APPLICANT: Gene Lavastida
DATE: June 13, 2013
LOCATION: 1420 George Avenue
TO: Interested Neighbors
WARD: 7
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Duplex

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider development of a duplex at 1420 George Avenue. This property is currently zoned R-1, Single Family Dwelling District, and a change of zoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, June 27, 2013 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

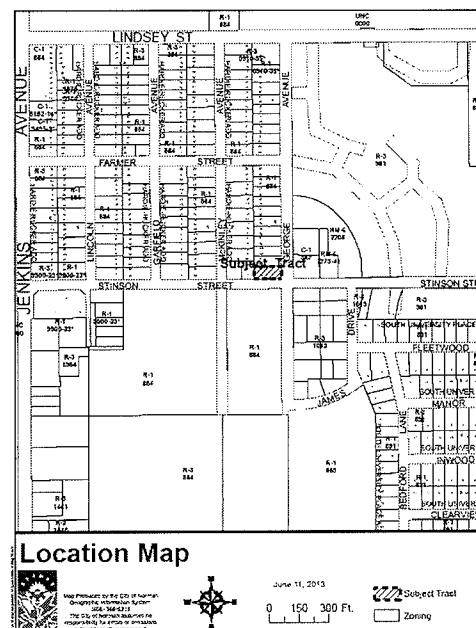
This applicant has filed a concurrent application for Planning Commission consideration of this project at their July 11, 2013 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Gene Lavastida, (405) 226-1394 during daytime hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 13-14

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER <u>GENE LAVASTIDA</u>	ADDRESS <u>710 ASD AVE, STE 804</u> <u>NORMAN OK 73069</u>
EMAIL ADDRESS <u>GLAVASTIDA@PRIME-ARCH.COM</u>	NAME AND PHONE NUMBER OF CONTACT PERSON(S) <u>GENE LAVASTIDA 405-226-1394</u> BEST TIME TO CALL: <u>DAY</u>

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located 1420 GEORGE AVE,
AT THE SW CORNER OF GEORGE AVE AND
STINSON ST.

and containing approximately .2 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

THE PROPOSED LAND USE SHALL BE R2, TWO
FAMILY DWELLING UNIT. THE APPROX. ACREAGE
USED IS .075.

This proposed development will necessitate (check all that apply):

- OFFICE USE ONLY
- ☒ 2025 Plan Amendment
 - ☐ Growth Boundary
 - ☒ Land Use
 - ☐ Transportation
 - ☒ Rezoning to R-2 District(s)
 - ☐ Special Use for _____
 - ☐ Preliminary Plat _____ (Plat Name)
 - ☐ Norman Rural Certificate of Survey (COS)
 - ☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
- ☒ Radius Map
- ☒ Certified Ownership List
- ☒ Written description of project
- ☒ Preliminary Development Map
- ☒ Greenbelt Enhancement Statement
- ☒ Filing fee of \$125.00

Current Zoning: R-1

Current Plan Designation: Low Density Residential

Concurrent Planning Commission Review Requested: ☒

Received on: 6-7-13
 at 1:00 a.m./p.m.

by mt

Ward 7

LANDSCAPING REQ'D: 1 TREE

